

Submitted July 14, 2010

Approved As of

Date July 14, 2010

MINUTES OF THE ROCKVILLE PLANNING COMMISSION
MEETING NO. Meeting No. 11-10
Wednesday, May 26, 2010

The City of Rockville Planning Commission convened in regular session in the Mayor and Council Chambers at 7:00 p.m., Wednesday, May 26, 2010.

PRESENT
David Hill, Chair
Kate Ostell
Tracy Pakulniewicz
John Tyner

Absent: Sarah Medearis
Dion Trahan

Present: Bridget Newton, Council Liaison
Susan Swift, Director, Community Planning & Development Services
Marcy Waxman, Assistant City Attorney
Jim Wasilak, Chief of Planning
Deane Mellander, Zoning Administrator
Bobby Ray, Principal Planner

WORKSESSION

Zoning Text Amendment TXT2010-00226, Mayor and Council of Rockville - for further discussion on Commission's recommendation regarding the definitions of open area and public use space and the amount of public use space required in Mixed Use Zones.

The Commission conducted a worksession with the planning staff on the details and background relating to this text amendment and its potential impact.

The following points were discussed for the Mayor and Council to consider:

1. The Commission emphasizes that the public use space provisions in the zoning ordinance were intended to be a balance with other provisions of the ordinance. In particular, there needs to be a

balance between the overall size of the building envelope, building heights and how they relate to unbuilt portions of space and public use space as an amenity. This is especially important where residential uses are present.

2. There should be a relationship between policy matters and data, and how the public use space requirements relate to them. This includes consideration of the policies and data detailed in the Strategic Scan, the Municipal Growth Element, and the PROS Plan. Those documents indicate a large need for more public open space in the subject areas.
3. Detailed points where we might support attention to ordinance refinement include development on small lots or with existing structures.
4. Consideration of this proposal does not need to be rushed. The Planning Commission believes that the Mayor and Council should consider added perspectives on this proposal and proposes a joint worksession to examine this matter in more detail.
5. The Mayor and Council should solicit comment from other sources, such as City boards and commissions, members of the public that may have an interest in this subject, and other interest groups. This commission is concerned that the existing input is unbalanced.

Commissioner Hill moved, seconded by Commissioner Tyner, the Planning Commission forwards this supplemental recommendation on Text Amendment TXT2010-00226, with Commissioners Hill, Tyner, Ostell, and Pakulniewicz voting aye, with Commissioners Medearis and Trahan absent.

Procedural and communications items

1. Revisit January retreat follow-up topics, including fact-finding and sub-committees; voting on minutes; role of chair on application deferral between meetings

By consensus, the Planning Commission supported fact-finding and subcommittees, as appropriate; shorter minutes as action summaries and documentation of parties of record given Granicus; that deferral requests should be brought before the Commission and not left to the discretion of the Chair.

2. Staff recommendation vs. report; deadlines for all submitted materials and doing away with staff recommendation

The Planning Commission agreed that staff would still make recommendations; that staff should be asked questions regarding the review and analysis, while questions on the application should be directed toward applicant; that Board and Commission representatives should testify after staff presentation.

3. Adjusting review timeframes for complex applications

The Planning Commission asked staff to bring back options on making staff reports available earlier; and that the ceding of time during public presentations should be at the discretion of the Chair.

COMMISSION ITEMS**Chief of Planning Report**

Mr. Wasilak talked about the Rules of Procedure.

Mr. Wasilak reported about the Commission's agenda for its next meeting, June 9, 2010.

Old Business

Commissioner Hill mentioned a letter regarding a new online education course required for local Planning Boards and Commissions; the revised Rules of Procedure and, possibly, scheduling a time with Rockville Cable Station regarding the Comprehensive Master Plan.

New Business

No New Business

Minutes

Commissioner Ostell moved, seconded by Commissioner Pakulniewicz, to approve the minutes of Meeting No. 8-2010 as amended. The motion passed on a vote of 4-0. Commissioners Medearis and Trahan were absent.

FYI Correspondence

No FYI Correspondence

ADJOURN

After further discussion, the Chair adjourned the meeting at 9:18 p.m.

Respectfully Submitted,

Tyler Tansing, Commission Secretary